Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of various Arcil Trusts
Arcil office : The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West), Mumbai - 400 028.
Website : https://auction.arcil.co.in; **CIN - U65999MH2002PLC134884**

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged / charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts **("ARCIL")** (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e - auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Name of the Borrower / Co - Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding Amount as per SARFAESI Notice Dated 28.01.2022 Respectively	Possession Type and Date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
Borrower : **1. AGOLA KAMLESHBHAI NATVARBHAI** **2. AGOLA PARULBEN KAMLESHBHAI**	**Loan Account No. HHLAHE00499201** **Sammaan Capital Limited ("SCL") [formerly known as Indiabulls Housing Finance Limited]**	**Arcil - CPS - II - Trust**	**Rs. 14,42,374.06/- (Rupees Fourteen Lakh Forty Two Thousand Three Hundred Seventy Four and Paise Six only) as on 18.01.2022 + further interest thereon + Legal Expenses**	**Physical possession on 15.05.2024**	**Will be arranged on request**	**Free Hold - 824 sq. ft. (super built - up area)**	**Rs. 60,500/- (Rupees Sixty Thousand Five Hundred only)**	**Rs. 6,05,000/- (Rupees Six Lakh Five Thousand only)**	**On 27.11.2026 at 02:00 P.M.**

Description of the Secured Asset being auctioned :
ALL THAT RIGHT, TITLE AND INTEREST OF PROPERTY BEARING FLAT NO. 415, 4TH FLOOR, ADMEASURING ABOUT 76.52 SQ. MTS. (91.52 SQ. YDS.) CONSTRUCTION BUILT - UP AREA WITH THE RIGHTS OF UNDIVIDED SHARE ADMEASURING 22.33 SQ. MTS. IN THE SCHEME KNOWN AS "TULSI AVENUE", SITUATED AT MOUJE DHOLKA, TALUKA DHOLKA DISTRICT AHMEDABAD ON THE LAND BEARING BLOCK / SURVEY NO. 1780 / PAIKI. BOUNDARIES : EAST : FLAT NO. 416; WEST : FLAT NO. 414; NORTH : PASSAGE OF FLAT AND FLAT NO. 209; SOUTH : OPEN TO SKY.

Pending Litigations known to ARCIL	**Nil**	**Encumbrances / Dues known to ARCIL**	**Nil**
Last Date for submission of Bid	**Same day 2 hours before Auction**	**Bid Increment amount :**	**As mentioned in the BID document**
Demand Draft to be made in name of :	**ARCIL - CPS - II - TRUST**	**Payable at par**	
RTGS details	**ARCIL - CPS - II - TRUST, Trust Account No. - 57500001169088, HDFC Bank Limited, Branch : Kamla Mill, Mumbai, IFSC Code : HDFC0000542.**		
Name of Contact person & number	**Javed Qureshi - 0124-6910910; +91 70654 51024 (auctionhelpline@sammaancapital.com).**		

Terms and Conditions :
1. The Auction Sale is being conducted through e-auction through the website https://auction.arcil.co.in and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein.
2. The Authorised Officer ("AO") / ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
3. At any stage of the auction, the "AO" may accept / reject / modify / cancel the bid / offer or post - pone the Auction without assigning any reason thereof and without any prior notice.
4. The successful purchaser / bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed / delivered in his / her / its favour as per the applicable law.
5. The intending bidders should make their own independent enquiries / due diligence regarding encumbrances, title of secured asset and claims / rights / dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third - party claims / rights / dues.
6. The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, misstatement or omission.
7. The Borrower / Guarantors / Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale.
8. In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.

Sd/-
Authorized Officer
Place : AHMEDABAD **Asset Reconstruction Company (India) Ltd.**
Date : 19.10.2026 **(Trustee of Arcil - CPS - II - Trust)**

बैंक ऑफ़ बड़ौदा Bank of Baroda

Dhasa Vishi Branch :
Vill. : Dhasa Jn., Tal. : Gadhada, Dist. : Botad - 364 740

NOTICE TO BREAK OPEN THE LOCKER

Consequent upon non-payment of rent which was not paid in terms of Safe Deposit Locker Agreement executed between the Locker Holders & the Bank, the Termination Notice & Break Open Notice were sent through Post/ Courier to the following Locker Holders on their registered address however the said Notices returned undelivered and inspite of all other efforts made in terms of the said locker agreement, the locker holders neither responded nor be traced.

Sr. No.	Branch	Name of Locker Holder	Address	Date of Notices	Locker No.	Overdue Amount
01	Dhasa Vishi	Maheshbhai Babubhai Shingala	At Dhasa Gam, Botad, Gujarat	25.08.2026	4326AX0042	Rs. 10,344

In terms of the provisions of above Locker Agreement, we hereby give you notice that if the locker is not surrendered & the key of the locker is not returned within a period of 3 months from the date of this Notice, we will proceed to break open your locker, whether you remain present or not, between **28.01.2027** at **03:30 PM onwards** and while breaking open the Locker an inventory of the contents recovered from the Locker, if any, shall be prepared.
Further, the overdue rent, penalties, charges, break open charges & other expenses shall be recovered from you & the contents of the Locker shall be dealt with, in terms of executed locker agreement and law.
Please note that any action taken by the Bank in the in the above regard is without prejudice to the rights, remedies & contentions available to the Bank and it shall be at your cost, liability, risk & responsibility, consequences and Bank shall not be liable in any manner whatsoever.

Date : 22.10.2026, Place : Dhasa **Authorized Officer, Bank of Baroda**

बैंक ऑफ़ बड़ौदा Bank of Baroda

Bank of Baroda, Pushpkunj Branch, Pushpkunj Society,Kankaria Pushpkunj, Ahmedabad, Gujarat, 380028, India
Email- dbpush@bankofbaroda.co.in,

POSSESSION NOTICE (SYMBOLIC) (For Immovable property only)

Whereas The undersigned being the Authorised Officer of the **Bank of Baroda** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice 13(2) dated **14.08.2026** calling upon the Borrowers **Mr. RABARI VISHNUBHAI MALJIBHAI & Mrs. RABARI SHANTABEN VISHNUBHAI** to repay the amount mentioned in the notice being **Outstanding as on 08.08.2026 Rs. 21,62,029.37 (Principle Amount Rs. 21,00,044.00 Plus Interest 61,985.37 Total Dues Rs. 21,62,029.37)** Plus further interest **w.e.f. from 09.08.2026** thereon at the contractual rate plus costs, charges and expenses till date of payment within 60 days from the date of receipt of the said notice.
The Borrower/Guarantor having failed to repay the amount, notice is hereby given to the Borrower/Guarantor and the public in general that the undersigned has taken **Symbolic possession** of the property described herein below in exercise of powers conferred on him/her under sub section (4) of Section 13 of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules 2002 on this **21st day of October of the year 2026**.
The Borrower/Guarantor/Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Bank of Baroda Pushpkunj Branch** for an amount of **Outstanding as on 08.08.2026 Rs. 21,62,029.37 (Principle Amount Rs. 21,00,044.00 Plus Interest 61,985.37 Total Dues Rs.21,62,029.37)** Plus further interest **w.e.f. from 09.08.2026** thereon at the contractual rate plus costs, charges and expenses till date of payment less recovery.
The borrower's attention is invited to the provision of sub-section (8) of Section 13 of the SARFAESI Act in respect of time available to redeem the secured assets.

Description of the Immovable Property Collaterals:
Immovable property which is situated at property bearing Flat no. E/103, First Floor, Devkrupa 4, B/H Galaxy Business Park, Opp.- S P Ring Road, Nikol, Revenue Survey No. 16/1, 14/B/5, T.P.S. No. 111 (Nikol-Kathwada), Mouje: Nikol, Taluka: Ahmedabad- 382350 built up area admeasuring 98.62 Sq. Mtrs. **Boundaries of Property: East:** Flat No. E/104 **West:** Margin after open Plot **North:** Margin after Road **South:** Flat No. E/102

Date: 21-10-2026 **Authorized Officer**
Place: Ahmedabad **Bank of Baroda.**

SOUTH INDIAN Bank

Branch Address: PLOT NO. 3333/2A, GR. FLR., B. A. BHAGAT COMPLEX, OPP BANK OF BARODA, LAL TEKRY BHUJ, KACHCHH PIN-370001 • Branch Mail ID: BR0112@SIB.BANK.IN

PUBLIC NOTICE FOR AUCTION OF GOLD COLLATERAL

The below mentioned borrowers have failed to repay the loan and redeem the gold jewellery, ornaments and coins/ security pledged within the stipulated time line in spite of several reminders. The Gold jewellery, ornaments and coins / security pledged under the said loan account by the below listed borrowers will be sold in offline auction strictly on "As is What is Basis" & "Whatever there is Basis" & "Without recourse Basis" on **30-10-2026 at 4.00 PM** at Branch premises.
The details of loan account are as follows:

Sr. No.	Account No	Borrower Name	Outstanding Amount	Gross weight in grams
1.	071265300001061	KETAN VIJAYKUMAR POBARA	8,62,516.22/-	91.800

Terms and Conditions: 1) The Bank reserves the right to accept or reject any bid without assigning any reason whatsoever **2)** Bank reserves its right to change/ modify/ cancel the scheduled auction without referring any reasons. **3)** No claim whatsoever will be entertained after auction of gold security.
The persons interested in participating in the auction may contact 7594876723 on 29-10-2026 for more information.

Sd/-
Authorised Officer
The South Indian Bank Ltd

इंडियन बैंक Indian Bank

BRANCH: Dharti Vikas Circle Naranpura Mewada Chamber, OPP IOCL Petrol Pump, Dharti Vikas Circle, Naranpura 380013 Ahmedabad

E-AUCTION SALE NOTICE

APPENDIX- IV-A" [See proviso to Rule 8(6) / 9(1)] Sale notice for sale of Immovable properties
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Symbolic Possession** of which has been taken by the Authorised Officer of **Indian Bank** Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **25.11.2026 at 11:00 AM to 04:00 PM**, for recovery of **Rs. 18,07,145/- (Rupees Eighteen Lakhs Seven Thousand One Hundred Forty Five Only)** as per demand notice dated **20.04.2026** together with further interest thereon and incidental expenses, costs, charges etc due to the Indian Bank Secured Creditor, from
The specific details of the property intended to be brought to sale through e-auction mode are enumerated below :

Sr. No.	Name & address of Borrowers / Guarantors / Mortgagors	Detailed description of the Property	Reserve Price / EMD / Bid incremental amount	Property ID No./ Nature of Possession
1	**1. Mrs. Aratiben Gyanendra Bhadoriya (Borrower and Mortgagor)**, Address : 19, Ravi Row House, Bhargav Road, Nr. Limda Bus Stand, Meghaninagar, Ahmedabad - 380016. **2. Mrs. Aratiben Gyanendra Bhadoriya (Borrower and Mortgagor),** Address : F1, Mangal Murti Apartment, Laxmi Colony, Bh. Aavkar Hall, Ghodasar, Ahmedabad - 380050. **3. Mr. Bhadoriya Gyanendra Kumar (Guarantor),** Address : 19, Ravi Row House, Bhargav Road, Nr. Limda Bus Stand, Meghaninagar, Ahmedabad - 380016. **4. Mr. Bhadoriya Gyanendra Kumar (Guarantor),** Address : F1, Mangal Murti Apartment, Laxmi Colony, Bh. Aavkar Hall, Ghodasar, Ahmedabad - 380050	All That Piece and Parcel of Immovable property bearing Flat No. F1, on 2nd Floor, in Mangal Murti Apartment having its built up area admeasuring about 54.34 sq. mtrs. being constructed on N.A. land bearing Survey No 298/27/2 298/2/28/1 298/28/2 of Ghodasar Village, Maninagar Taluka, Narol, Ahmedabad - 380050 within the Sub Registration District of Ahmedabad and Registration District of Ahmedabad and bounded as under : East : Flat No F-4, West : Flat No. F-2, North : Common Stairs and Passage, South : Public Road	**Reserve Price : Rs. 15,00,000/-** **EMD : Rs. 1,50,000/-** **Bid inc. amount : Rs. 10,000/-**	**IDIB30623642132** **Symbolic Possession**

Encumbrances on property : Not Known to the Branch
Date and time of E-Auction : 25.11.2026 at 11:00 AM to 04:00 PM
CONTACT PERSON
1. Mr. Mukesh Jangir (Authorised Officer), Mo.: 9829743273
2. Mr. Yash Anand (Chief Manager), Mo.: 7015520677

Bank Website https://indianbank.bank.in	E-auction Website https://www.baanknet.com	Document (Sale Notice Image)
Property Location	Video of Property	Photos of Property

Bidders are advised to visit the website **(https://www.baanknet.com)** of our e auction service provider **PSB Alliance Pvt. Ltd.** to participate in online bid. For Technical Assistance Please call **8291220220.** For Registration status and for EMD status please email to **support.baanknet@psballiance.com**
For property details and photograph of the property and auction terms and conditions please visit: **https://www.baanknet.com** and for clarifications related to this portal, please contact **PSB Alliance Pvt. Ltd, Contact No. 8291220220.**
Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://www.baanknet.com**

Date : 19.10.2026 I Place : Ahmedabad **Authorised Officer, Indian Bank**

इंडियन बैंक Indian Bank

Branch : Shahibaugh Address : Girdhar Nagar, Shahibaug, Ahmedabad - 380004

E-AUCTION SALE NOTICE

APPENDIX- IV-A" [See proviso to Rule 8(6) / 9(1)] Sale notice for sale of Immovable properties
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Symbolic Possession** of which has been taken by the Authorised Officer of **Indian Bank** Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **25.11.2026 at 11:00 AM to 04:00 PM**, for recovery of **Rs. 10,60,041/- (Rupees Ten Lakh Sixty Thousand Forty One Only)** as per demand notice dated **07.07.2026** together with further interest thereon and incidental expenses, costs, charges etc due to the Indian Bank Secured Creditor, from
The specific details of the property intended to be brought to sale through e-auction mode are enumerated below :

Sr. No.	Name & address of Borrowers / Guarantors / Mortgagors	Detailed description of the Property	Reserve Price / EMD / Bid incremental amount	Property ID No./ Nature of Possession
1	**1. Mr. Amit R. Vaghela (Borrower & Mortgagor),** Address : 53, Vikash Nagar, Nr. Rastrabharti School, Khokhra, Maninagar, Nr. CTM Talavadi, Ta: Ahmedabad, Distt. Ahmedabad-380008. **2. Mr. Amit R. Vaghela (Borrower & Mortgagor),** Address : C-105, Shanti Shukra Residency, Nr. Unnati School, Narol, Beside Old Narol Court, Narol, Ahmedabad-382405. **3. Mrs. Nirali Amitbhai Vaghela (Borrower & Mortgagor),** Address : 53, Vikash Nagar, Nr. Rastrabharti School, Khokhra, Maninagar, Nr. CTM Talavadi, Ta: Ahmedabad, Distt. Ahmedabad-380008. **4. Mrs. Nirali Amitbhai Vaghela (Borrower & Mortgagor),** Address : C-105, Shanti Shukra Residency, Nr. Unnati School, Narol, Beside Old Narol Court, Narol, Ahmedabad-382405. **5. Mrs. Kamalaben Ramanbhai Vaghela (Guarantor),** Address : 53, Vikash Nagar, Nr. Rastrabharti School, Khokhra, Maninagar, Near CTM Talavadi,Ta: Ahmedabad, Distt. Ahmedabad - 380008.	All that piece and parcel of freehold immovable property being Flat No. C-105 (Block-A Shop/Unit no. 115 & 116) on 1st floor, having area admeasuring 77 sq.yards (super Built up area) in the scheme known as "Shanti Shukra" situated at N.A. land bearing Survey No. 139/2 & 139/3, bearing Final Plot No. 53/1 of Town Planning Scheme No. 60 of Opp. Unnati School, B/H Old Narol Court, Narol Ahmedabad-382405, Gujarat and Registration Sub District of Ahmedabad 05, Narol within the state of Gujarat., standing in the name of Mr. Amit R. Vaghela. The said Flat is bounded as under : On the East By : Flat No. C-102, On the West By : 80ft Road, On the North By : Flat No. C-106, On the South By : Flat No. C-104	**Reserve Price : Rs. 11,73,000/-** **EMD : Rs. 1,18,000/-** **Bid inc. amount : Rs. 10,000/-**	**IDIB3324136397** **Symbolic Possession**

Encumbrances on property : Not Known to the Branch
Date and time of E-Auction : 25.11.2026 at 11:00 AM to 04:00 PM
CONTACT PERSON
1. Mr. Mukesh Jangir (Authorised Officer), Mo.: 9829743273
2. Mr. Yash Anand (Chief Manager), Mo.: 7015520677

Bank Website https://indianbank.bank.in	E-auction Website https://www.baanknet.com	Document (Sale Notice Image)
Property Location	Video of Property	Photos of Property

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For property details and photograph of the property and auction terms and conditions please visit: **https://www.baanknet.com** and for clarifications related to this portal, please contact **PSB Alliance Pvt. Ltd, Contact No. 8291220220.**
Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://www.baanknet.com**

Date : 19.10.2026 I Place : Ahmedabad **Authorised Officer, Indian Bank**

इंडियन बैंक Indian Bank

Branch : Chandkheda : Address : Shop No. 8, 9, 10, Aaron Elegance Complex, New C G Road, Chandkheda, Ahmedabad. Email : Chandkheda@indianbank.co.in

E-AUCTION SALE NOTICE

APPENDIX- IV-A" [See proviso to Rule 8(6) / 9(1)] Sale notice for sale of Immovable properties
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Symbolic Possession** of which has been taken by the Authorised Officer o **Indian Bank** Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **25.11.2026 at 11:00 AM to 04:00 PM**, for recovery of **Rs. 23,99,648/- (Rupees Twenty Three Lacs Ninety Nine Thousand Six Hundred Forty Eight only)** as per demand notice dated **12.05.2026** together with further interest thereon and incidental expenses, costs, charges etc due to the Indian Bank Secured Creditor, from
The specific details of the property intended to be brought to sale through e-auction mode are enumerated below :

Sr. No.	Name & address of Borrowers / Guarantors / Mortgagors	Detailed description of the Property	Reserve Price / EMD / Bid incremental amount	Property ID No./ Nature of Possession
1	**1. Jyotsanaben Ashokkumar Thakor (Borrower / Mortgagor)**, Address : 5/01, Aalay Apartment, Nr. L.J. College Road, Vastrapur Bus Stop, Vastrapur Ahmedabad-380015 Gujarat. **2. Ashok Dashaji Thakor (Borrower)**, Address : 5/01, Aalay Apartment, Nr. L.J. College Road, Vastrapur Bus Stop, Vastrapur Ahmedabad-380015 Gujarat. **3. Mahipal Ashokkumar Thakor (Borrower)**, Address : 5/01, Aalay Apartment, Nr. L.J. College Road, Vastrapur Bus Stop, Vastrapur Ahmedabad-380015 Gujarat.	All the piece and parcel of immovable property being Flat No. 5/1 on Ground Floor, admeasuring 99 sq.yards. in the scheme Known as "ALLAY APARTMENT" of Manavnagar Government Servant Co-Operative Housing Society Ltd. situated on Land bearing Survey No.22 paiki of Mouje Vastrapur, Taluka Vejalpur in the district of Ahmedabad and Registration sub-District Ahmedabad-3 [Memnagar] within the state of Gujarat, the said Flat No. 5/1 is bounded as Under : East : Main Road, West : Common Passage then Flat No. 5/4, North : Society Road then Block No. 6, South : Flat No. 5	**Reserve Price : Rs. 37,42,000/-** **EMD : Rs. 3,75,000/-** **Bid inc. amount : Rs. 10,000/-**	**IDIB3088398304** **Symbolic Possession**

Encumbrances on property : Not Known to the Branch
Date and time of E-Auction : 25.11.2026 at 11:00 AM to 04:00 PM
CONTACT PERSON
1. Mr. Mukesh Jangir (Authorised Officer), Mo.: 9829743273
2. Mr. Yash Anand (Chief Manager), Mo.: 7015520677

Bank Website https://indianbank.bank.in	E-auction Website https://www.baanknet.com	Document (Sale Notice Image)
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For property details and photograph of the property and auction terms and conditions please visit: **https://www.baanknet.com** and for clarifications related to this portal, please contact **PSB Alliance Pvt. Ltd, Contact No. 8291220220.**
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Date : 19.10.2026 I Place : Ahmedabad **Authorised Officer, Indian Bank**

बैंक ऑफ़ महाराष्ट्र Bank of Maharashtra

BANK OF MAHARASHTRA

Zonal office Surat: 2nd Floor, Milestone Fiesta, LP Savani road, Adajan Surat.

[Rule – 8 (1)] POSSESSION NOTICE (For Immovable Property)

WHEREAS, The undersigned being the Authorized Officer of the **Bank of Maharashtra** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 8 of the Security Interest (Enforcement) Rule, 2002, issued Demand Notice dated **14/08/2026** calling upon the Borrowers/Guarantors **1. M/S. SANTKRUPA TEXTILES (Borrower), MR. HIREN MANJIBHAI GORASIYA (PARTNER & GUARANTOR), SUNILBHAI KANIYABHAI BHIL (PARTNER & GUARANTOR),** to repay in full the amount as mentioned below within 60 days from the date of receipt of the said Notice.
The notice was sent by Registered AD post calling upon the borrowers for payment of dues towards to the bank. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him/her under section 13 (4) of the said Act read with Rule 8 of the said rules.
The borrowers in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Bank of Maharashtra for an amount hereinabove mentioned.

(DESCRIPTION OF THE IMMOVABLE PROPERTIES)

Sr. No.	Name of the Borrowe/s /Guarantor/s	Amount	Date of Possession
1.	**1. M/s. Santkrupa Textiles(Borrower), Mr. Hiren Manjibhai Gorasiya (Partner & Guarantor), Mrs. Sunilbhai Kaniyabhai bhil (Partner & Guarantor)**	**Term Loan Account** Rs. 92,40,000/- A/c No. 60454475611 Ledger Balance Rs. 80,30,747.42/- + Unapplied Interest Rs. 2,14,314/- + accumulated Charges + Interest thereon @11.30 % per annum + Penal Interest @ 2% Per annum from 14.08.2026	Symbolic Possession taken on 17/10/2026.

Description of Secured Asset (Immovable Properties) Primary Security : The Nature of Charge: Hypothecation of Plants and Machinery Hypothecation of 2 Automatic Towel machine cross sewing ET-5813 (4 Thread Sewing Width Size 25-55 cm, length size 25-70 cm) with standard Accessories. Manufacture/Supplier: Texnica Trade Corp

Date: 22/10/2026 **Note: In Case of controversy English version will be Considered.** **Sd/- Authorized Officer,**
Place: Surat **Bank of Maharashtra**

Uniphos Enterprises Limited

CIN : L24219GJ1969PLC001588
Regd. Office: 11, G.I.D.C., Vapi 396 195, Dist. Valsad, Gujarat, India.
P +91 260 2432716 | Email: uel.investors@upl-ltd.com | Website: www.uelonline.com

Special Window for Transfer and Dematerialisation of Physical Securities

Pursuant to SEBI Circular No. **HO/38/13/11(2)2026-MIRSD-POD/I/3750/2026** dated January 30, 2026, read with Circular No. **SEBI/HO/MIRSD/MIRSD-PoD1/P/CIR/2025/97** dated **July 2, 2025** ("SEBI Circular"), the Securities and Exchange Board of India (SEBI) has provided a **special one-time window of one year** for transfer and dematerialisation of physical shares where the transfer deed was executed prior to **April 1, 2019.** The Special Window shall remain open from **February 5, 2026 to February 4, 2027.**

Investors holding transfer deeds executed prior to April 1, 2019, including **fresh lodgement cases** and **transfer requests that were earlier rejected, returned or remained unattended owing to deficiencies,** may submit or re-submit their requests for transfer and dematerialisation during the aforesaid Special Window. Eligible investors may lodge/re-lodge their requests with the Company's Registrar and Share Transfer Agent, **MUFG Intime India Private Limited**, along with the requisite documents prescribed under the SEBI Circular.

The securities transferred pursuant to the aforesaid facility shall be credited to the transferee **only in dematerialised form** and shall be subject to a **lock-in period of one year from the date of registration of transfer**, in accordance with the SEBI Circular. For further details, investors may refer to the SEBI Circulars or contact **MUFG Intime India Private Limited**, the Company's Registrar and Share Transfer Agent.

Registrar to an issue & Share Transfer Agent (RTA) Details: MUFG Intime India Private Limited, Unit: Uniphos Enterprises Limited C-101, Embassy 247, L.B.S. Marg, Vikhroli (West), Mumbai-400083, Maharashtra, India, Tel. No.: 18001020878, E-mail: investor.helpdesk@in.mpms.mufg.com Detailed guidelines are also available on the Company's website at https://UelOnline.com.

For Uniphos Enterprises Limited
sd/-
Amit Jain
Place: Mumbai **Company Secretary & Compliance Officer**
Date: 21st October 2026 **(ACS-37744)**

SBI State Bank of India

State Bank of India: 3rd Floor, Amrakunj Business Center, AUDA Opposite Water Tank, Satyamev Hospital Road, Chandkheda, Ahmedabad – 382 424

[Appendix 4 - [RULE - 8 (1)] POSSESSION NOTICE (For Immovable Property) [Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]

Whereas, The undersigned being the authorized officer of the **STATE BANK OF INDIA, HOME LOAN CENTRE, CHANDKHEDA (RACPC-EAST), 3rd FLOOR AAMRAKUNJ BUSINESS CENTRE, OPP AUDA WATER TANK, SATYAMEV HOSPITAL ROAD, CHANDKHEDA, AHMEDABAD** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **10/08/2026** calling upon the **Mr. PANCHAL KAPILKUMAR MOHANLAL, Mr. ABHISHEK KAPILBHAI PANCHAL & Mrs. BHAVNABEN PANCHAL** to repay the amount mentioned in the notice being of **Rs. 28,57,395.00 (Twenty-Eight lakh Fifty-Seven Thousand Three Hundred Ninety-five only) as on 10/08/2026.**
The Borrower having failed to repay the amount, notice is hereby given to the borrower, legal heirs (known – unknown), legal representatives (known – unknown), guarantor and the public in general that the undersigned has taken **symbolic /physical possession** of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **16th** day of the month **October** of the year **2026.**
The borrower/ Guarantor and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **STATE BANK OF INDIA, HOME LOAN CENTRE, CHANDKHEDA (RACPC-EAST), 3rd FLOOR AAMRAKUNJ BUSINESS CENTRE, OPP AUDA WATER TANK, SATYAMEV HOSPITAL ROAD, CHANDKHEDA, AHMEDABAD for an amount of Rs. 28,57,395.00 (Twenty-Eight lakh Fifty-Seven Thousand Three Hundred Ninety-five only) as on 10/08/2026.** With further interest and incidental expense, costs etc.
Thereon.
The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF PROPERTY

Flat/Bungalow/Plot Number: **A- 603, BLOCK – A, 6th FLOOR**, Scheme: **SHANKHESHWAR TOWNSHIP PHASE - II**, Revenue Survey No.: **106/A/1/1 & 106/A/1/2,** TP Scheme Number: **75,** FP Number: **15/1,** Mouje: **MUTHIYA,** Registration District: **Ahmedabad. Boundaries of the Property: Plot/Flat No.: A-603, East: Flat No. A/604 & 12 Mtrs. Road, West: Flat No. A/609 & A/608, North: Flat No. A/606 & Block No - H, South: 18 Mtrs. Road & Open Plot**

PLACE : Ahmedabad **Authorized Officer**
DATE : 16/10/2026 **State Bank of India**